

**GRANT BARGAIN AND SALE DEED**

1 THIS INDENTURE made as of the 20<sup>th</sup> day of February, 1997, by and between  
2 THE BOARD OF COUNTY COMMISSIONERS, acting as a Town Board for the  
3 unincorporated town of Eureka, Nevada, party of the first part; and STEVEN E. and VADA L.  
4 HUBBARD, 396 Russell Way, Gardnerville, NV 89410, party of the second part, a married  
5 couple;

6 **WITNESSETH:**

7 That First Party, the Grantor, for and in consideration of the sum of TEN  
8 DOLLARS (\$10.00), to it in hand paid by Second Party, and other good and valuable  
9 consideration, the receipt of same being acknowledged hereby, does by these presents grant,  
10 bargain, sell, and convey unto the Grantee, said Second Party, their heirs, successors, and  
11 assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the Town  
12 of Eureka, County of Eureka, State of Nevada, which property was formerly a portion of Nob  
13 Hill Avenue before that portion was abandoned, and more particularly described as follows,  
14 to-wit:

15 All that certain real property situate in a portion of the Southeast 1/4 of Section 14,  
16 Township 19 North, Range 53 East, M.D.B. & M., further described as the East 1/2 of  
17 Nob Hill Avenue adjacent to Lots 1 & 2, Block 76, as shown on the plat of Eureka  
18 Townsite, on file in the office of the U.S. Department of the Interior, recorded in 1937,  
19 more particularly described as follows:

20 BEGINNING at the Northwest corner of Lot 2, Block 76;  
21 THENCE S 09°09'00" E, a distance of 51.35 feet;  
22 THENCE S 80°51'00" W, a distance of 22.60 feet;  
23 THENCE N 08°57'31" W, a distance of 51.35 feet;  
24 THENCE N 80°51'00" E, a distance of 22.43 feet to the TRUE POINT OF  
25 BEGINNING.

26 CONTAINING 1,156 square feet more or less.

As per Record of Survey map filed in the Eureka County, Nevada Recorder's Office  
File # 166253

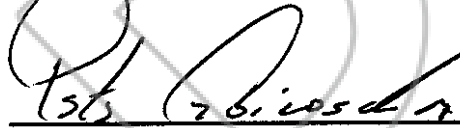
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Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and reversion and reversions remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto said Second Party, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first hereinabove written.

THE BOARD OF COUNTY COMMISSIONERS  
acting as a Town Board for the unincorporated town  
of Eureka, Nevada



PETE GOICOCHEA, Chairman  
Board of County Commissioners

ATTEST:

  
JOAN SHANGLE, County Clerk

## LEGAL DESCRIPTION

### LOTS 1&2

All that certain real property situate in a portion of the southeast  $\frac{1}{4}$  of Section 14, Township 19 North, Range 53 East, M.D.M., further described as all of Lots 1 and 2, Block 76 and a portion of Nob Hill Avenue, as shown on the plat of Eureka Townsite, on file in the Office of the U.S. Department of the Interior, recorded in 1937, more particularly described as follows:

**BEGINNING** at the Northeast corner of said Lot 2;

**THENCE** S  $02^{\circ}55'00''$  E, a distance of 22.00 feet;

**THENCE** S  $41^{\circ}58'16''$  W, a distance of 46.96 feet;

**THENCE** S  $80^{\circ}51'00''$  W, a distance of 72.86 feet;

**THENCE** N  $08^{\circ}57'31''$  W, a distance of 51.35 feet;

**THENCE** N  $80^{\circ}51'00''$  E, a distance of 111.64 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING** 0.12 acres, or 5,102 square feet, more or less.

BOOK 306 / PAGE 108  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Eureka County*  
97 FEB 20 AM 10:41

EUREKA COUNTY, NEVADA  
M. N. REBALEATI, RECORDER  
FILE NO. FEES *No fee*

**166255**